

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE SOUTHERN DISTRICT OF TEXAS  
HOUSTON DIVISION**

**In re:**

**GALLERIA 2425 Owner, LLC**

**Debtor.**

§  
§  
§  
§  
§  
§

**Case No. 23-34815 (JPN)**

**Chapter 11**

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**NOTICE OF SUCCESSFUL BIDDER, BACKUP BIDDER, AND SALE HEARING**

**PLEASE TAKE NOTICE** that the Trustee conducted an auction (the “Auction”) on June 21, 2024, pursuant to the Bid Procedures approved by the U.S. Bankruptcy Court for the Southern District of Texas.<sup>1</sup>

**PLEASE TAKE FURTHER NOTICE** that QB Loop Property LP was the Successful Bidder at the Auction with a cash bid for the Property in the amount of \$26,250,000 plus up to \$1,000,000 additional cash for allowed administrative expense claims.

**PLEASE TAKE FURTHER NOTICE** that the National Bank of Kuwait, S.A.K.P., New York Branch was the Backup Bidder at the Auction with a credit bid for the Property in the amount of \$27,000,000.

**PLEASE TAKE FURTHER NOTICE** that the sale of the Property to the Successful Bidder or the Backup Bidder will be free and clear of all claims, liens, or other interests except as otherwise indicated in the agreements with the Successful Bidder or Backup Bidder, which will be filed with the Bankruptcy Court in advance of the hearing to approve the sale.

**PLEASE TAKE FURTHER NOTICE** that the deadline to object to the sale of the Property to the Successful Bidder or the Backup Bidder is July 1, 2024.

**PLEASE TAKE FURTHER NOTICE** that a hearing on the sale of the Property is scheduled for July 8, 2024, at 9:00 a.m. (prevailing Central Time) at Courtroom 403, U.S. Bankruptcy Court for the Southern District of Texas, 515 Rusk Street, Houston, Texas, 77002.

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<sup>1</sup> Capitalized terms used but not defined in this Notice shall have the meanings ascribed to them in the Bid Procedures.

DATED: June 21, 2024

SHANNON & LEE LLP

/s/R. J. Shannon

Kyung S. Lee (TBA No. 12128400)

R. J. Shannon (TBA No. 24108062)

2100 Travis Street, STE 1525

Houston, TX 77002

Telephone: (713) 714-5770

kle@shannonlellp.com

rshannon@shannonlellp.com

*Counsel to the Chapter 11 Trustee*

**CERTIFICATE OF SERVICE**

I hereby certify that a true and correct copy of the foregoing document was served by (a) the Court's CM/ECF system on all parties registered to receive such service on the date of filing and (b) U.S.P.S. first class mail on all parties indicated in the attached service list within one (1) business day of filing.

/s/ R. J. Shannon

Label Matrix for local noticing  
0541-4  
Case 23-34815  
Southern District of Texas  
Houston  
Fri Jun 21 15:17:43 CDT 2024

CC2 TX, LLC  
c/o Howard Marc Spector  
Spector & Cox, PLLC  
12770 Coit Road Suite 850  
Dallas, TX 75251-1364

(p)HARRIS COUNTY ATTORNEY'S OFFICE  
P O BOX 2928  
HOUSTON TX 77252-2928

Houston ISD  
Linebarger Goggan Blair & Sampson LLP  
c/o Tara L. Grundemeier  
PO Box 3064  
Houston, TX 77253-3064

4  
United States Bankruptcy Court  
PO Box 61010  
Houston, TX 77208-1010

ADT  
PO Box 382109  
Pittsburgh, PA 15251-8109

Ash Automated Control Systems, LLC  
PO Box 1113  
Fulshear, TX 77441-2013

CNA Insurance Co  
PO Box 74007619  
Chicago, IL 60674-7619

City of Houston  
PO Box 1560  
Houston, TX 77251-1560

Datawatch Systems  
4520 East West Highway 200  
Bethesda, MD 20814-3382

2425 WL, LLC  
2425 West Loop South 11th floor  
Houston, TX 77027-4304

City of Houston  
Linebarger Goggan Blair & Sampson LLP  
c/o Tara L. Grundemeier  
PO Box 3064  
Houston, TX 77253-3064

Hayward PLLC  
c/o Melissa Hayward  
10501 N. Central Expy., Ste. 106  
Dallas, TX 75231-2203

Jetall Companies, Inc.  
1001 W. Loop South  
Suite 700  
Houston, TX 77027-9033

2425 WL, LLC  
13498 Pond Springs Rd.  
Austin, TX 78729-4422

Ali Choudhry  
1001 West Loop South 700  
Houston, TX 77027-9084

CC2 TX, LLC  
14800 Landmark Blvd., Suite 400  
Dallas, TX 75254-7598

Caz Creek Lending  
118 Vintage Park Blvd No. W  
Houston, TX 77070-4095

City of Houston  
c/o Tara L. Grundemeier  
Linebarger Goggan Blair & Sampson LLP  
PO Box 3064  
Houston, TX 77253-3064

Environmental Coalition Inc  
PO Box 1568  
Stafford, TX 77497-1568

Arin-Air Inc.  
c/o Smith & Cerasuolo, LLP  
7500 San Felipe, Suite 777  
Houston, TX 77063-1709

Galleria 2425 Owner, LLC  
1001 West Loop South 700  
Houston, TX 77027-9084

Houston Community College System  
Linebarger Goggan Blair & Sampson LLP  
c/o Tara L. Grundemeier  
PO Box 3064  
Houston, TX 77253-3064

National Bank of Kuwait, S.A.K.P., New York

2425 West Loop, LLC  
2000 Hughes Landing Blvd., Suite 815  
The Woodlands, Texas 77380-4142

Arin-Air, Inc.  
5710 Brittmoore Rd. #13  
Houston, TX 77041-5627

CFI Mechanical, Inc  
6109 Brittmoore Rd  
Houston, TX 77041-5610

Cirro Electric  
PO Box 60004  
Dallas, TX 75266

Comcast  
PO Box 60533  
City of Industry, CA 91716-0533

Ferguson Facilities Supplies  
PO Box 200184  
San Antonio, TX 78220-0184

Firetron  
PO Box 1604  
Stafford, TX 77497-1604

(p)FIRST INSURANCE FUNDING  
450 SKOKIE BLVD SUITE 1000  
NORTHBROOK IL 60062-7917

Gulfstream Legal Group  
1300 Texas St  
Houston, TX 77002-3509

H.N.B. Construction, LLC  
c/o Malcolm D. Dishongh  
PO Box 2347  
Humble, TX 77347-2347

HNB Construction, LLC  
521 Woodhaven  
Ingleside, TX 78362-4678

Hayward PLLC  
c/o Melissa S. Hayward  
10501 N. Central Expy., Ste. 106  
Dallas, TX 75231-2203

Houston Community College System  
c/o Tara L. Grundemeier  
Linebarger Goggan Blair & Sampson LLP  
PO Box 3064  
Houston, TX 77253-3064

Houston ISD  
c/o Tara L. Grundemeier  
Linebarger Goggan Blair & Sampson LLP  
PO Box 3064  
Houston, TX 77253-3064

Jetall Companies, Inc  
1001 West Loop South Ste 700  
Houston, TX 77027-9033

Kings 111 Emergency Communications  
751 Canyon Drive, Suite 100  
Coppell, TX 75019-3857

Lexitas  
PO Box Box 734298 Dept 2012  
Dallas, TX 75373-4298

Lloyd E. Kelley  
2726 Bissonnet Suite 240  
Houston, TX 77005-1352

Logix Fiber Networks  
PO Box 734120  
Dallas, TX 75373-4120

MacGeorge Law Firm  
2921 E 17th St Bldg D Suite 6  
Austin, TX 78702-1572

Mueller Water Treatment  
1500 Sherwood Forest Dr.  
Houston, TX 77043-3899

Naissance Galleria, LLC  
c/o Law Office of Nima Taherian  
701 N. Post Oak Rd. Ste 216  
Houston, TX 77024-3868

National Bank of Kuwait  
299 Park Ave. 17th Floor  
New York, NY 10171-0023

Nationwide Security  
2425 W Loop S 300  
Houston, TX 77027-4205

Nichamoff Law Firm  
2444 Times Blvd 270  
Houston, TX 77005-3253

Rodney L. Drinnon  
2000 West Loop S, Ste. 1850,  
Houston, Texas 77027-3744

TKE  
3100 Interstate North Cir SE 500  
Atlanta, GA 30339-2296

U.S. Trustee's Office  
515 Rusk, Suite 3516  
Houston, Texas 77002-2604

US Retailers LLC d/b/a Cirro Energy  
Attention: Bankruptcy Department  
PO Box 3606  
Houston, TX 77253-3606

US Trustee  
Office of the US Trustee  
515 Rusk Ave  
Ste 3516  
Houston, TX 77002-2604

Waste Management  
PO Box 660345  
Dallas, TX 75266-0345

Zindler Cleaning Service Co  
2450 Fondren 113  
Houston, TX 77063-2314

Ali Choudhri  
24256 West Loop South  
11th Floor  
Houston, TX 77027

Christopher R Murray  
Jones Murray LLP  
602 Sawyer St  
Ste 400  
Houston, TX 77007-7510

James Q. Pope  
The Pope Law Firm  
6161 Savoy Drive  
Ste 1125  
Houston, TX 77036-3343

Jeffrey W Steidley  
Steidley Law Firm  
3000 Wesleyan  
Ste 200  
Houston, TX 77027-5741

Reese W Baker  
Baker & Associates  
950 Echo Lane  
Suite 300  
Houston, TX 77024-2824

Rodney Drinnon  
McCathern Houston  
2000 W Loop S  
Ste. 1850  
Houston, TX 77027-3744

The preferred mailing address (p) above has been substituted for the following entity/entities as so specified by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g) (4).

Harris County, ATTN: Property Tax Division  
Harris County Attorney's Office  
P.O. Box 2928  
Houston, TX 77252-2928 United States

First Insurance Funding  
450 Skokie Blvd  
Northbrook, IL 60062

(d)Harris County Tax Assessor  
PO Box 4622  
Houston, TX 77210

(d)Harris County, et al  
PO Box 2928  
Houston, TX 77252

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(u)2425 West Loop, LLC

(u)Landry's Inc.

(u)Sonder USA Inc.

(d)Arin-Air, LLC  
5710 Brittmoore Rd. #13  
Houston, TX 77041-5627

(du)Sonder USA Inc.

(u)Azeemeh Zaheer

(u)Jack Rose

End of Label Matrix  
Mailable recipients 61  
Bypassed recipients 7  
Total 68